

ORIGINAL

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 5586

AN ORDINANCE relating to the Comprehensive Plan of the City of Bellevue, as required and adopted pursuant to the Growth Management Act of 1990, as amended (Chapter 36.70A RCW); and as adopted pursuant to Chapter 35A.63 RCW, adopting an amendment initiated in 2004 to amend the Comprehensive Plan to add a definition of the Medical Institution (MI) designation to the Glossary, to modify Policy S-WI-2 to describe the purposes of the district and define an area in the Wilburton Subarea where the MI designation is appropriate, and to modify the Wilburton Subarea Plan Map to reflect boundaries of the area described in Policy S-WI-2.

WHEREAS, the City Council adopted the Comprehensive Plan of the City of Bellevue on December 6, 1993 as required by the Growth Management Act of 1990, as amended, and also adopted the Comprehensive Plan pursuant to Chapter 35A.63 RCW; and

WHEREAS, the Growth Management Act requires jurisdictions to act no more than once per year to amend their Comprehensive Plans, except in the event of emergency; and

WHEREAS, the existing Wilburton Subarea Plan in Policy S-WI-2 contemplates the existence of an Institutional designation to address hospital uses in the Subarea; and

WHEREAS, the Institutional designation has not previously been defined in the Comprehensive Plan and has thus not offered long-range guidance; and

WHEREAS, given its changing needs, Overlake Hospital and Medical Center (OHMC) wishes to modify its long-range institutional plans to continue to serve the community; and

WHEREAS, OHMC development plans for long-range institutional growth require expansion of the hospital complex; and

WHEREAS, OHMC has received a Certificate of Need from the State Department of Health to build 80 additional inpatient hospital beds on its existing campus, which Certificate is subject to expiration if OHMC does not make substantial progress in planning and developing the expansion; and

WHEREAS, creation of the NE 10th Street extension and future expansion of I-405 reduce the developable portion of the OHMC site and, potentially, the amount of development that can be accommodated on the site; and

WHEREAS, the City identified constraints to the proposed development of the Hospital expansion and the roadway extension that may be removed or minimized through amendments to Comprehensive Plan policies and Land Use Code regulations relating to the Institutional Land Use District; and

WHEREAS, successful completion of the proposed and recommended projects is of great importance to the City because Bellevue citizens will benefit from a wider range of health care choices and a significant economic development opportunity that will result in new jobs, induced development surrounding the campus and sales tax revenue; and

WHEREAS, the proposed MI designation restores the opportunity for OHMC to develop its institutional complex according to its adopted Master Plan; and

WHEREAS, both the city and property owners desire a development potential that is more urban than suburban in character; and

WHEREAS, the Planning Commission held a public hearing on January 19, 2005 with regard to the proposed amendments; and

WHEREAS, the Planning Commission recommends that the City Council approve such proposed amendments; and

WHEREAS, the City of Bellevue has complied with the requirements of the State Environmental Policy Act and the City Environmental Procedures Code; and

WHEREAS, the City Council desires to amend the Comprehensive Plan consistent with the foregoing; now, therefore,

THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DOES
ORDAIN AS FOLLOWS:

Section 1. The City Council hereby declares that an emergency exists requiring immediate amendment of the Comprehensive Plan in order to remove barriers to expansion of the hospital and extension of the roadway needed to serve the needs of the community.

Section 2. The Glossary of the Comprehensive Plan is amended as follows:

Medical Institution (MI): A land use designation that provides for the location of hospital uses and ancillary uses to the primary hospital use located on the same site. The purpose of the district is to encourage master development planning for the

site, allow flexible dimensional standards to facilitate development of major medical institutions, and promote high quality urban design that is pedestrian- and transit-friendly and compatible with nearby neighborhoods.

Section 3. Policy S-WI-2 in the Wilburton/NE 8th Street Subarea Plan is deleted (as shown) and a new Policy S-WI-2 is adopted as follows:

POLICY S-WI-2. ~~Consolidate hospital and government uses within their existing areas. Develop design criteria that instill design features representative of public facilities.~~

Discussion

~~As these institutions expand or redevelop, encourage consolidated development through cohesive site design and provide pedestrian connections through design and function to adjacent development. These developments should have a public "face" that focuses on a public entrance and ties the entire facility together, accessible public spaces, and design features including landscaping of a scale to distinguish it from surrounding commercial development. Height limits for institutional uses should not be so restrictive as to force needed expansion to sprawl outside existing areas.~~

POLICY S-WI-2. Provide for medical institution development within the area bounded by NE 8th and NE 12th Streets, 116th Avenue NE and I-405.

Discussion

The medical institution use in this area provides a vital public service for the Eastside community. The City should facilitate development of a long-term master plan that addresses the continued evolution and updating of this facility. Special dimensional standards are appropriate to accommodate the needs of the major medical institution and related uses, provided the facility provides a high quality of design that recognizes this site as a prominent community landmark. Building and site design should create a visual identity for the facility that contributes to the streetscape, is compatible with adjacent and nearby neighborhoods, and is sensitive to views from the freeway and views of the skyline. Design should also create a visually pleasing and safe environment for the public, incorporating features such as public spaces, gateways, streetscape improvements, and safe pedestrian linkages.

Section 4. The Wilburton/NE 8th Street Subarea Plan Map of the Comprehensive Plan is amended as set forth in Attachment 1.

Section 5. The City Council finds that these amendments to the Comprehensive Plan have met the Comprehensive Plan Amendment Decision Criteria contained in LUC 20.30I.150; that the amendments are consistent with the Comprehensive Plan and other goals and policies of the City; that the amendments address circumstances that have changed since the last time the relevant map or text was considered; that the amendments address the interests and changed needs of the entire City as identified in its long-range planning and policy documents; that under the amendments, the subject property is suitable for development in general conformance with a adjacent land use and with zoning standards under the potential zoning classification; and that the proposed amendments demonstrate a public benefit and enhance the public health, safety and welfare of the City.

Section 6. This ordinance shall take effect and be in force five (5) days after its passage and legal publication. This ordinance and the Comprehensive Plan shall be available for public inspection in the office of the City Clerk.

Passed by the City Council this 7th day of March, 2005,
and signed in authentication of its passage this 7th day of March,
2005.

(SEAL)


Connie B. Marshall, Mayor

Approved as to form:


Lori M. Riordan, City Attorney

Attest:


Myrna L. Basich, City Clerk

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SF Single Family
MF Multi Family
-L Low Density
-M Medium Density
-H High Density
-UR Urban Residential

PO	Professional Office
O	Office
OLB	Office, Limited Business
OLB-OS	Office, Open Space
NB	Neighborhood Business
CB	Community Business

GC	General Commercial
LI	Light Industrial
PF	Public Facility
P	Park



Planning Districts
 Bellevue City Limits